

**Bradley Beach Zoning Board of Adjustment
701 Main Street
Bradley Beach, NJ 07720
732-776-2999 Ext. 1017**

**REORGANIZATION MEETING AGENDA
MEETING TO BE HELD REMOTELY VIA ZOOM
Thursday, January 7, 2021 at 6:30 PM**

This Reorganization Meeting of the Zoning Board of Adjustment will be taking place remotely via ZOOM and will commence at 6:30 PM at which time you may appear via Zoom and present any objection or questions you may have at the appropriate time. There will be no individuals present at Borough Hall due to current COVID-19 rules and regulations. Instructions on how to access the meeting via ZOOM are listed below:

PUBLIC ACCESS TO ZOOM MEETING:

To access the virtual hearing, you must join the ZOOM meeting. To join the ZOOM meeting, you will need access to a computer with internet access, a microphone, speakers, and camera and/or dial in through a mobile or land line phone to log into the meeting. To join the ZOOM meeting, click on the Join ZOOM Meeting link below and type in the Meeting ID and Password. You will join the meeting and be able to listen and view the evidence shared on the screen at the meeting and participate when permitted. You will also be able to access the files for the meeting on the Borough of Bradley Beach Website under Information, Meetings & Calendars, Calendar of Meetings, Zoning Board (January 7th) found here:

<http://bradleybeachnj.gov/cn/meetings/meetingdetail.cfm?mid=44920&tpid=13730>

Topic: Bradley Beach Zoning Board of Adjustment 1-7-2021
Time: Jan 7, 2021 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/93370197092?pwd=SGVZRGxmYUdQUm5KR1RlUUhQVGR4QT09>

Meeting ID: 933 7019 7092

Passcode: 062978

One tap mobile

+13126266799,,93370197092#,,,,,0#,,062978# US (Chicago)

+16465588656,,93370197092#,,,,,0#,,062978# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 933 7019 7092

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Find your local number: <https://zoom.us/u/aCoeNIUh7>

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This Reorganization Meeting of the Bradley Beach Zoning Board of Adjustment is now called to order.

At this time, I would ask everyone to please silence all devices, move to a quiet location, and keep your devices muted until called upon to speak as background noises are distracting to others and do not allow for a clear record of these proceedings.

I. Pledge of Allegiance

II. Open Public Meetings Act:

The 48-hour notice, as required under the Open Public Meetings Act, has been met as notice of this meeting was emailed on December 21, 2020 and published in the Asbury Park Press, The Coast Star, and the Coaster, a copy has been placed on the bulletin board in the Borough Office, and a copy has been filed with the Borough Clerk.

III. Roll Call:

Robert Quinlan	David Critelli	Lauren Saracene
Raymond Wade	Deborah Bruynell	Victoria Leahy
Michael Affuso	Teresa Rosenberg	Dennis Mayer
		Harvey Rosenberg

Also Present: Mark G. Kitrick, Esq. – Board Attorney
Gerald Freda, PE, PP, CME - Board Engineer
Christine Bell, PP, AICP – Board Planner

IV. Swearing in of New/Reappointed Board Members

V. Appointment of the Following for the 2021 Calendar Year:

CHAIRMAN:

VICE CHAIRMAN:

BOARD SECRETARY:

BOARD ATTORNEY:

BOARD ENGINEER:

BOARD PLANNER:

VI. NEWSPAPERS FOR PUBLICATION OF LEGAL NOTICES:

ASBURY PARK PRESS, COAST STAR, AND THE COASTER

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VII. Schedule of Meetings:

Meetings will take place virtually via Zoom until further notice due to COVID-19 Rules and Regulations. Once we are able to resume meeting in person, meetings will take place in the Municipal Complex Meeting Room located at 701 Main Street in the Borough of Bradley Beach, NJ. All meetings will commence at 6:30 PM on the following dates:

January 7, 2021 Reorganization/Regular Meeting

February 18, 2021

March 18, 2021

April 15, 2021

May 20, 2021

June 17, 2021

July 15, 2021

August 19, 2021

September 16, 2021

October 21, 2021

November 18, 2021

December 16, 2021

January 20, 2022 Reorganization/Regular Meeting

VIII. Adjournment of Reorganization Meeting and Opening of Regular Meeting:

With no further reorganization business before the Board a motion to adjourn the reorganization meeting and open the regular portion of the meeting was offered by _____ to be moved and seconded by _____, reorganization meeting closes at _____ PM.

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**Regular Meeting Agenda – Meeting to Be Held Remotely Via ZOOM
Thursday, January 7, 2021 Immediately Following Reorganization Meeting**

This Regular Meeting of the Zoning Board of Adjustment will be taking place remotely via ZOOM and will commence immediately after the Reorganization Meeting at which time you may appear via Zoom and present any objection or questions you may have at the appropriate time. There will be no individuals present at Borough Hall due to current COVID-19 rules and regulations. Instructions on how to access the meeting via ZOOM are listed below:

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PUBLIC PARTICIPATON IN ZOOM MEETING:

You will be able to participate when the Board Chairman opens the meeting to the public for the public participation portion of the meeting at the end of testimony for each of the applicants and/or their professionals' for you to ask questions and/or cross examine these witnesses. The Board Chairman will later open to the public for comments at the end of testimony for each of the applications. Public comments will be limited to 5 minutes per person, and time is not transferable. If you have information or exhibits you wish to be considered and entered into the record, you will have to e-mail them to the Board Secretary kdickert@bradleybeachnj.gov at least 72-hours in advance of the meeting so they may be placed on the Borough website and marked into evidence.

PUBLIC ACCESS TO APPLICATION FILES:

You will be able to access the application files that are shown in the meeting via the Borough of Bradley Beach Website here: <http://bradleybeachnj.gov/cn/meetings/meetingdetail.cfm?mid=44920&tpid=13730>

ALTERNATE ACCESS TO APPLICATION FILES:

If you are unable to access the information for the application via computer, or need assistance in logging on or using this technology, you may contact the Board Secretary, Kristie Dickert, at 732-776-2999 Ext. 1017 or kdickert@bradleybeachnj.gov. If you would like to view the files in person, you may schedule an appointment with the Board Secretary. If you wish a particular file be e-mailed or mailed to you, you must request that with 72 hours advanced notice.

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I. Open Public Meetings Act:

The 48-hour notice, as required under the Open Public Meetings Act, has been met as notice of this meeting was emailed on December 21, 2020 and published in the Asbury Park Press, The Coast Star, and the Coaster, a copy has been placed on the bulletin board in the Borough Office, and a copy has been filed with the Borough Clerk.

II. Roll Call:

Robert Quinlan	David Critelli	Lauren Saracene
Raymond Wade	Deborah Bruynell (Alt 1)	Victoria Leahy (Alt 3)
Michael Affuso	Teresa Rosenberg (Alt 2)	Dennis Mayer
		Harvey Rosenberg

Also Present: Mark G. Kitrick, Esq. - Attorney to the Board
Gerald Freda, PE, PP, CME – Board Engineer
Christine Bell, PP, AICP – Board Planner

III. Correspondence: None.

IV. Approval and Adoption of Meeting Minutes from Special Meeting of December 1, 2020

Motion offered by _____ to be moved and seconded by _____

Alternates: Deborah Bruynell (Alt 1) _____ Teresa Rosenberg (Alt 2) _____ Victoria Leahy (Alt 3) **N/A**

Robert Quinlan _____ Raymond Wade _____ Michael Affuso _____

David Critelli _____ Lauren Saracene **N/A**

Dennis Mayer **N/A** Harvey Rosenberg **N/A**

Approval and Adoption of Meeting Minutes from Special Meeting of December 3, 2020

Motion offered by _____ to be moved and seconded by _____

Alternates: Deborah Bruynell (Alt 1) _____ Teresa Rosenberg (Alt 2) **N/A** Victoria Leahy (Alt 3) **N/A**

Robert Quinlan _____ Raymond Wade _____ Michael Affuso _____

David Critelli _____ Lauren Saracene **N/A**

Dennis Mayer **N/A** Harvey Rosenberg _____

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Approval and Adoption of Meeting Minutes from Regular Meeting of December 17, 2020

Motion offered by _____ to be moved and seconded by _____

Alternates: Deborah Bruynell (Alt 1) _____ Teresa Rosenberg (Alt 2) _____ Victoria Leahy (Alt 3) N/A

Robert Quinlan _____ Raymond Wade _____ Michael Affuso _____

David Critelli _____ Lauren Saracene N/A

Dennis Mayer _____ Harvey Rosenberg _____

V. Resolutions to be memorialized:

- a. Resolution 2020-18 – Approval of Bulk Variances – Beth & Dr. Harold Cotler – Block 78, Lot 14 – 306 Monmouth Avenue**

Those Eligible: Robert Quinlan, Raymond Wade, Michael Affuso, David Critelli, Deborah Bruynell, and Teresa Rosenberg

- b. Resolution 2020-19 – Approval of Removal of Deed Restriction – Joseph Miller – Block 71, Lot 16 – 600 Evergreen Avenue**

Those Eligible: Deborah Bruynell, David Critelli, Michael Affuso, Raymond Wade, Robert Quinlan, and Harvey Rosenberg

- c. Resolution 2020-20 – Approval of Bulk Variance – David Marco Ochy – Block 80, Lot 22 – 514 Monmouth Avenue**

Those Eligible: Deborah Bruynell, David Critelli, Michael Affuso, Raymond Wade, Robert Quinlan, Dennis Mayer, and Harvey Rosenberg

VI. Applications under consideration for this evening:

- a. ZB20/04 – Irvington Manor, LLC – Block 37, Lot 2 – 217 McCabe Avenue** – The Applicant is seeking an Appeal of the Zoning Officer’s Determination with regard to adding a Hotel Use to the property. Applicant is represented by James T. Hundley, Esq. ****THIS MATTER WAS ORIGINALLY SCHEDULED FOR JUNE 18, 2020 AS PER THE APPLICANT’S REQUEST, THEN AUGUST 20, 2020, THEN OCTOBER 15, 2020, THEN DECEMBER 17, 2020 AT WHICH TIME IT WAS PARTIALLY HEARD. IT WAS AGREED TO SCHEDULE THIS MATTER FOR THIS EVENING FOR SCHEDULING PURPOSES ONLY; THEREFORE, THIS MATTER WILL NOT BE HEARD BUT RATHER CONTINUED ON FEBRUARY 18, 2021 WITHOUT FURTHER NOTICE BEING PROVIDED****

- b. ZB20/15 – Allen & Marilyn Levine – Block 48, Lot 2 – 413 Brinley Avenue** – The Applicant is seeking Bulk Variances and Use Variances to construct a new single family dwelling and garage apartment. Applicant is represented by Mark R. Aikins, Esq. ****PARTIALLY HEARD ON SEPTEMBER 17, 2020 AND DECEMBER 17, 2020, THEN FURTHER CARRIED TO THIS DATE WITHOUT FURTHER NOTICE BEING REQUIRED****

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- c. **ZB20/11 – Steve & Linda Perrette – Block 85, Lot 17 – 5 Madison Avenue** – The Applicant is seeking approval for the installation of an inground swimming pool which will require bulk variances for rear yard setback, distance from the primary structure, distance from the accessory structure, as well as distance from the seasonal high water table to the bottom of the pool.
- d. **ZB20/08 – Point Properties 2003, LLC – Block 66, Lot 26 – 108 Second Avenue** – The Applicant is seeking approval for the replacement of fire escapes requiring side yard setback variance. Applicant is represented by Harvey L. York, Esq.
- e. **ZB20/18 – Dawn & Kevin DiMassimo Cioffi – Block 34, Lot 3 – 511 McCabe Avenue** - The Applicant is seeking variances and approval to remove the front 2 ½ story dwelling and proposing to construct a larger, more compliant 2 ½ story single family dwelling and the rear dwelling is to remain. Applicant is represented by Michael J. Wenning, Esq.

VII. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, February 18, 2021 at 6:30 PM** which will also take place via ZOOM. Please check our website for any updates regarding meeting location and/or meeting access as the links, meeting passwords, and meeting ID's will change for each meeting that is held via ZOOM.
- b. With no further business before the Board a motion to adjourn was offered by _____ to be moved and seconded by _____, meeting closed at _____ PM.

